

PLANNING & ZONING COMMISSION  
REGULAR SESSION  
August 2, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, August 2, 2021, 4:00 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana Street, Athens, Texas. The following members were present constituting a quorum: Cody Craig, Beverly Peek, Brian Schutt, Von Thomas, and Kyle Tidmore.

Director of Development Services Audrey Sloan, Administrative Clerk Noemi Lopez, Casey and Donnetta Cummings, Yeni Velazquez, and Cory Barron.

The meeting was called to order by Vice Chairperson Schutt.

**NOMINATE AND ELECT A PLANNING & ZONING COMMISSION CHAIRPERSON.**

Member Peek nominated Cody Craig to serve as the Chairperson. The motion was seconded by Member Tidmore and passed unanimously.

**CONSIDER APPROVING THE MINUTES OF THE JULY 9, 2021 SPECIAL SESSION.**

Vice Chairperson Schutt made a motion to approve the minutes. Member Tidmore seconded the motion and it passed unanimously.

**DECLARATION OF CONFLICT OF INTEREST.**

None.

**PUBLIC COMMUNICATIONS.**

None.

**PUBLIC HEARING CONCERNING A REQUEST FROM OWNERS YENI VELAZQUEZ AND JUAN GARCIA FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE TO COMMERCIAL FOR TRACTS 120 & 120A OF THE C.M. WALTERS SURVEY A-800, ALSO KNOWN AS 2705 W STATE HIGHWAY 31.**

Chairperson Craig opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were mailed to the four surrounding property owners within two hundred feet with one approval returned. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM OWNERS YENI VELAZQUEZ AND JUAN GARCIA FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE TO COMMERCIAL FOR TRACTS 120 & 120A OF THE C.M. WALTERS SURVEY A-800, ALSO KNOWN AS 2705 W STATE HIGHWAY 31.**

Member Thomas made a motion to approve the request. The motion was seconded by Member Tidmore and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM CASEY CUMMINGS FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY – 5 TO PLANNED DEVELOPMENT WITH MULTI-FAMILY – 5 BASE ZONING FOR TRACT 102 A OF THE R. A. CLARK SURVEY A-171, ALSO KNOWN AS PROPERTY ID C122349 LOCATED ON N WOOD ST. OWNER: CUMMINGS PROPERTY GROUP LLC**

Chairperson Craig opened the public hearing. Sloan discussed the location of the property and gave an overview of the request. Letters of notification were mailed to the twenty-five surrounding property owners within two hundred feet with one approval returned. Cory Barron of 610 Valle Vista Drive

spoke regarding the possible impact to surrounding property values. Casey Cummings answered questions regarding fencing. A brief discussion took place.

**DISCUSS/CONSIDER A REQUEST FROM CASEY CUMMINGS FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY – 5 TO PLANNED DEVELOPMENT WITH MULTI-FAMILY – 5 BASE ZONING FOR TRACT 102 A OF THE R. A. CLARK SURVEY A-171, ALSO KNOWN AS PROPERTY ID C122349 LOCATED ON N WOOD ST. OWNER: CUMMINGS PROPERTY GROUP LLC**

Member Tidmore made a motion to approve the request. The motion was seconded by Member Peek and was approved unanimously.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 7<sup>th</sup> DAY OF SEPTEMBER 2021.**

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Chairman

ATTEST: \_\_\_\_\_  
Sheila Garrett, Development Coordinator